



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE:

10/20
8/6/2014FROM: ~~TO~~

Doug Rion, PW

TO:

FROM:

Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00071 COAL14-0047 OBISPO 400 LLC – Proposed lot line adjustment of three parcels of 5.5 acres, 229.3 acres, and 129.6 acres, resulting in adjusted areas of 40 acres, 229.3 acres, and 95.1 acres respectively. Site location is Huasna Rd and Huasna Townsite Rd, Arroyo Grande. APNs: 085-231-002, 085-233-003, and 085-101-010

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

ITEMS 2-5 AS SHOWN ON PREVIOUS LOTLINE ADJUSTMENT
CHECKLIST HAVE NOT BEEN SATISFIED ON MAP DATED 10/15/14.
REMOVE "TENTATIVE" FROM MAP TITLE.

Date

10/21/14

Name

D RION

Phone

K 5252

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

21.02.030 Lot Line Adjustment Check List

for project number

COAL 14-0047

Status	Item
✓	Title Report
⑥ 0	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
⑩ 0	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
② 0	Streets. The locations, names, county road numbers , and widths of all adjoining and contiguous highways, streets and ways.
③ 0	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
④ 0	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
⑤ 0	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	Map information. A north arrow and scale and a vicinity map.
✓	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable 0 = Requires Compliance ✓ = Complied

COMMENTS:

- ① DIMENSION FOR NORTHWEST LINE OF PROPOSED PARCEL 1 NOT SHOWN.
NEED TO INDICATE SOURCE OF COURSES & DISTANCES, RECORDED? MEAS? CALC?
- ② ADD COUNTY ROAD NUMBERS, HUASNA RD = #2013
SHOW WIDTH OF HUASNA RD. HUASNA TOWNSHIP RD = #1071
- ③ EASEMENTS "PARCEL B", #10, #25 LISTED ON PTR # 14-400209525 NOT SHOWN.
OTYPO IN BOOK/PAGE REF SHOWN IN "UNFLOTTABLE EASEMENT"
- ④ FLOOD HAZARD AREA PER FEMA MAP NOT SHOWN
- ⑤ PROPERTY DESCRIPTION IS INCORRECT, TITLE OF MAP IS INCORRECT
REUSE TO "LOT LINE ADJUSTMENT MAP" See attached letter.
- ⑥ CONFIGURATION OF PROPOSED PARCEL 1 DOES NOT MEET "EQUAL TO OR BETTER THAN" CRITERIA



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: February 2, 2015

TO: Stephanie Fuhs, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *JA*

SUBJECT: Revised Obispo 400 Lot Line Adjustment SUB2013-00071 (1770)

Comments

The applicant proposes to reconfigure three existing parcels of 5.5, 229.3, and 129.6 acres each to create three parcels of 20, 249.3, and 95.1 acres each. The project site is located at Huasna Road and Huasna Townsite Road, east of Arroyo Grande. The project site is developed with residences and used for limited cattle grazing. The two existing grazing parcels are naturally separated from the Huasna residential area by Huasna Creek. The lot line adjustment is requested to increase the existing 5.5 acre residential parcel to 40 acres. A portion of the property is currently under a Williamson Act contract that is in nonrenewal and set to expire soon.

The Agriculture Department considers the proposal to be **worse than** the existing parcel configuration in terms of agricultural resources as the proposal would further reduce the capability of existing Parcel 2 and create a 40 acre parcel with extremely limited capability. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING RECEIVED

THIS IS A NEW PROJECT REFERRAL *SR 13877*

DATE: 6/6/2014

JUN - 9 2014

TO:

*ENV HEALTH**IN 91876*FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

Environmental Health

PROJECT DESCRIPTION: SUB2013-00071 COAL14-0047 OBISPO 400 LLC – Proposed lot line adjustment of three parcels of 5.5 acres, 229.3 acres, and 129.6 acres, resulting in adjusted areas of 40 acres, 229.3 acres, and 95.1 acres respectively. Site location is Huasna Rd and Huasna Townsite Rd, Arroyo Grande. APNs: 085-231-002, 085-233-003, and 085-101-010

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Verify existing water & wastewater systems meet approved setbacks to new property lines & are located on the parcel containing the structure served.

Date

7/8/14

Name

[Signature]

Phone

x555

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